

Minneapolis City Planning Department Report

Rezoning (BZZ-1275)

Date: July 21, 2003

Applicants: Minneapolis Community Development Agency

Date Application Deemed Complete: June 12, 2003

End of 60-Day Decision Period: August 10, 2003

Address of Property: 3149 Bloomington Avenue South

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Planning Staff and Phone: Jim Voll 612-673-3887

Ward: 9 **Neighborhood Organization:** Powderhorn Park

Existing Zoning: R2B Two-family Residential and OR1 Neighborhood Office Residence.

Proposed Zoning: R2B Two-family Residential.

Legal Description: The north 15 feet of Lots 1, 2, and 3; and the south 7.4 feet of Lot 5, Rearrangement of Lots 13 and 14, Block 3, Powderhorn Park Addition to Minneapolis, including vacated alley.

Plate Number: Plate 26.

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI, Zoning Amendments.

Background: A preliminary plat (PL-134) to create 2 lots out of 11 substandard lots and a vacated alley was approved by the Planning Commission on June 2, 2003. The new lot lines no longer match the boundary between the R2B and OR1 districts, so it is necessary to rezone that part of the north lot (Parcel A) from R2B and OR1 to the R2B District to make the zoning districts conform to the new lot lines.

Required Findings:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The Minneapolis Plan shows this part of Bloomington Avenue south as a community corridor. R2B zoning can be appropriate on community corridors. Policy 9.18 of *The Minneapolis Plan* states that “Minneapolis will establish land use regulations, in order to achieve the highest possible development standards, enhance the environment, promote flexibility in approaches and otherwise carry out the comprehensive plan.” Rezoning so that zoning districts match lot lines and to prevent split zoning on parcels is in conformance with the implementation of land use regulations and is in conformance with this policy of the comprehensive plan.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The rezoning is necessary to match the district boundaries to actual property lines. While moving the lot line is in the interest of the property owners it is also in the interest of the public to have clear and orderly development of land. The subdivision ordinance does not allow split zoning on parcels, so it is necessary to rezone the small part of the north lot from office residential to residential. Therefore, the rezoning is also in the interest of the public.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The south 15 feet of one of the north residential lot will be rezoned to match the existing residential zoning of the rest of the lot. The lot contains a duplex and the R2B district allows duplexes. The majority of the surrounding area is zoned R2B.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The OR1 District allows a wide range of uses, however, it would not be practical to have split zoning on a lot.

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5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

There has not been a significant change in the pattern of development in the area. The purpose of the rezoning is to eliminate split zoning on a lot and to match the zoning districts to the new lot lines and existing conditions.

Recommendation of the Minneapolis City Planning Department:

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the rezoning application from the OR1 District to the R2B Two-family District for property located at 3149 Bloomington Avenue South.